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1231149044

DEED IN TRUST (ILLINOIS)

Doc#: 1231149044 Fee: \$46.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/06/2012 03:16 PM Pg: 1 of 4

CAUTION: Consult a lawyer before using or acting under this form.
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With respect thereto, including any warranty of merchantability or
fitness for a particular purpose.*

THE GRANTORS James & Elizabeth Nolan, a married couple,

of the county of Cook and State of Illinois

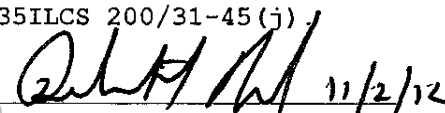
for and in consideration of Ten and no/100ths (\$10.00)
DOLLARS, and other good and valuable considerations in hand paid,
Convey _____ and (WARRANT _____ /QUIT CLAIM _____)* unto
Nolan Family Trust
dated November 02, 2012,
James & Elizabeth Nolan as trustee(s) under
declaration of trust

(hereinafter referred to as "said trustee"
regardless of the number of trustees,) and unto all and every successor or
successors In trust under said trust agreement, the following described real
estate in the County of Cook and State of Illinois, to wit:

See Exhibit A

Above space for Recorder's Use Only

THIS PROPERTY TRANSFER IS
EXEMPT IN ACCORDANCE
WITH THE PROVISION OF
35ILCS 200/31-45(j)


Robert J. Mondo
Grantor's Attorney

Permanent Real Estate Index Number(s): 02-24-105-024-1027

Address(es) of real estate: 909 E. Kenilworth Unit 214, Palatine, IL 60074

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein
and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any
part thereof: to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said
property as often as desired; to contract to sell, to grant options to purchase; to sell on any terms; to convey either with or without
consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or
successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge
or otherwise encumber said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in
praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the
term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or
modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to
lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the
manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other or
real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or
about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all
other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether
similar to or different from the ways above specified, at any time or times hereafter.

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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

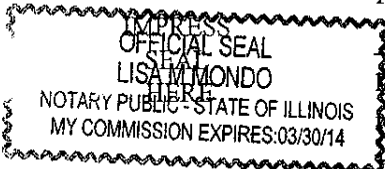
And the said grantor s hereby expressly waive _____ and release _____ any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor s aforesaid have hereunto set their hand s and seal _____
this 2 day of November, 2012.

James R. Nolan
James R. Nolan

Elizabeth A. Nolan
Elizabeth A. Nolan

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that



James & Elizabeth Nolan, a married couple,
personally known to me to be the same person s whose name s are subscribed
to the foregoing instrument, appeared before me this day in person, and acknowledged that
they signed, sealed and delivered the said instrument as their
free and voluntary act, for the uses and purposes therein set forth, including the release and
waiver of the right of homestead.

Given under my hand and official seal, this 2 day of November, 2012

Commission expires 3/30/14
Lisa M. Mondo
NOTARY PUBLIC

This instrument was prepared by Robert J. Mondo, P.O. Box 72668 Roselle, IL 60172
(Name and Address)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO { Robert J. Mondo
(Name)
P.O. Box 72668
(Address)
Roselle, IL 60172
(City, State, Zip) }

James & Elizabeth Nolan
(Name)
909 E. Kenilworth Unit 214
(Address)
Palatine, IL 60074
(City, State and Zip)

OR RECORDER'S OFFICE BOX N

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Exhibit A

Unit 214, as delineated on the plat of survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lot Five (excepting therefrom that part thereof described as follows: Beginning at the northwest corner of Lot 5; thence southeasterly along the north line of Lot 5 for a distance of 106.62 feet to a corner in the north line of Lot 5; thence east along the north line of Lot 5 for a distance of 63.93 feet; thence southwesterly along a line that forms an angle of 100° 30' 24" to the right with a prolongation of the last described course for a distance of 156.25 feet to a point in the southerly line of Lot 5 that is 20.04 feet southeasterly of a corner in the southerly line of Lot 5 (as measured along the southerly line of Lot 5); thence northwesterly along the southerly line of Lot 5 for a distance of 20.04 feet to a corner in the southerly line of Lot 5; thence west along the south line of Lot 5 for a distance of 122 feet to a point in the west line of Lot 5; thence north along the west line of Lot 5 for a distance of 165.25 feet to the place of beginning and excepting therefrom that part thereof described as follows: Beginning at the most southerly corner of said Lot 5; thence north 35° 34' 24" west along the westerly line of Lot 5 for a distance of 172.45 feet; thence northeasterly for a distance of 286.77 feet to a point in the easterly line of Lot 5 that is 30 feet northwesterly of the most easterly corner of Lot 5, as measured along the easterly line of said Lot 5; thence southeasterly along the easterly line of Lot 5 for a distance of 30 feet to the most easterly corner of Lot 5; thence southwesterly along the easterly line of Lot 5 for a distance of 285.94 feet to the place of beginning and excepting also that part thereof lying within the ingress and egress easement shown on the plat of Willow Creek Apartment Addition (hereinafter described) in Willow Creek Apartment Addition, being a resubdivision of part of Willow Creek, a Subdivision of part of Section 24, Township 42 North, Range 10, East of the Third Principal Meridian, according to Plat of said Willow Creek Apartment Addition registered in the Office of the Registrar of Titles of Cook County, Illinois, on December 28, 1970, as Document Number 2536651, which plat of survey is attached as Exhibit A to the Declaration of Condominium Ownership by 111 E. Chestnut Corporation, registered in the Office of the Registrar of Titles of Cook County, Illinois as Document No. 2644918, together with an undivided 1.0353% interest in the above described parcel, excepting therefrom all of the units as defined and set forth in the said Declaration of Condominium Ownership and Survey.

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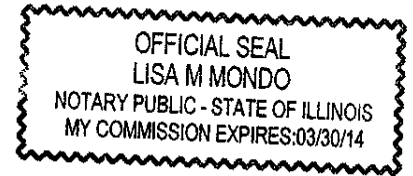
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 11/2, 20 12 Signature: Elizabeth A Nolan
Grantor or Agent

Subscribed and sworn to before

Me by the said Elizabeth Nolan this 2 day of
November, 20 12.



NOTARY PUBLIC Lisa M. Mondo

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 11/2, 20 12 Signature: Elizabeth A Nolan
Grantee or Agent

Subscribed and sworn to before

Me by the said Elizabeth Nolan this 2 day of
November, 20 12.



NOTARY PUBLIC Lisa M. Mondo

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)